Ruppert Block, Between Madison and Park Avenues and 102d and 103d Streets, Purchased for Improvement - Union Baptist Church Buys a West Side Plot.

Business was practically at a standstill in the brokerage branch of the market yesterday. Apart from one transaction of first rate importance, the sale of a city square on the upper East Side, it was restricted to less than half a dozen deals in inexpensive property in the residence districts. In the auction room the six story flat at Nos. 57 and 59 West 116th street was sold in foreclosure to the plaintiff. The only other sale on the schedule was adjourned. To-day's auction list comprises nine offerings, including the north side of Thirty-first street, from Broadway to Sixth avenue, and No. 15 East Sixteenth street. The Union Baptist Church took title to the plot. 50x100.5, on the south side of Sixty-third street 125 feet west of Am-

terdam avenue, Jacob Ruppert has sold the block bounded by Madison and Park avenues and 102d and 103d streets. The price is said to be \$340,000. The buyer is not known, but it is understood that the property will be resold to builders for improvement with apartment houses.

The block has frontages of 400 feet on the streets and 201.10 on the avenues, and contains 80,733 square feet, or thirty-two lots. It was acquired by Mr. Rupper in several parcels between 1879 and 1893. The proposed change of motive power in the Park avenue tunnel and the present

the Park avenue tunnel and the present scarcity of housing on the upper East Side have greatly increased the value of the property, and made it available for a high grade of improvement.

The block front of sixteen lots on the north side of Ninety-seventh street, between Madison and Park avenues, was recently bought by Charles M. Rosenthal for resale to builders. The west side of Madison avenue, between 107th and 108th streets, is now being improved by Weinstein Bros. with five and six-story apartment houses. Picken & Lilly have sold for Richard

Brandt No. 114 West 120th street, a three story dwelling on lot 20x100.11.

The New York Investment and Improvement Company has sold No. 111 West 132d street, a three story brick and stone dwel-

ling on lot 17-6x89.11.

L. Erlanger and B. Nauheim have sold for Daniel E. Seybel to Charles Weisbecker the plot 100x100, on the west side of Broadway, between 221st and 222d streets. John Pfluger has sold for the estate of Robert Strebeigh a plot 50x100, on the south side of 150th street, and a plot 50x115, on the north side of 151st street, between Melrose and Courtlandt avenues, and for erdinand Kriegel an adjoining lot, 25x115,

on 151st street.
G. Tuoti & Co. have sold for S. Epstein to the Società Cooperativa Degl'Italiani d'America, the three three story tenements with stores, at Nos. 621, 623 and 625 Morris

with stores, at Nos. 621, 623 and 625 Morris avenue, on plot 58.87x100. The society was organized last year in Aviglano, Italy, to invest in New York city real estate.

Duff & Brown have leased for W. H. Barnes to A. J. Conner No. 431 West 147th street, for the New York Life Insurrance Company, to Stephen Bradback No. 555 West 161st street; for Mrs. C. C. Hearne to a Mr. Bamberger No. 7 Convent avenue, and for Annie M. Stout to C. F. Chaffee No. 554 West 162d street.

and for Annie M. Stout to C. F. Chance
No. 554 West 162d street.
The McVickar Realty Trust Company
has leased for a term of years to the Regal
Shoe Company the store and basement
of the building at the southeast corner of of the building at the southeast corner of Nassau and Ann streets.
P. J. Schweig & Co. have leased for the Hudson Realty Company to Max Wersba of 771 Broadway the eighth story in the new building being erected on the site of the old Union Club at an aggregate rental

of \$40,000.

McChain & Hershfield have resold No.

11 East Seventy-second street, a four-story
dwelling, on lot 20x65x100, to T. Cuyler
Smith of Atlanta, Ga., for occupancy.

To-day's Auction Sales.

BY L. J. PHILLIPS & CO.

Sixteenth street, No. 15, north side, 225 feet west of Fourth avenue, 25x02, five-story brick building; Monatiquot Real Estate Company vs. M. E. Badeau et al.; J. N. Tuttle, attorney; Emil Goldmark, referee; subject to taxes, &c., \$7,018.45; partition. Broadway, Nos. 1255 to 1259, northwest corner Thirty-first street, 62.10x145.7 to east side Sixth avenue x 39.2x69x20x109, five four story buildings and three one and two story brick and frame buildings; W. R. H. Martin vs. same; same attorney and referee; subject to taxes, &c., \$44.10; partition. BY JOSEPH P. DAY.

BT JOSEPH P. DAT.

St. Nicholas avenue, No. 873, west side, 40.10 feet south of 154th street, 20.5x104.8x20x100.4; four story stone-front dwelling; the Manhattan Life Insurance Company vs. H. C. Dewittet al.; Holmes, R. & K., attorneys, G. B. Townsend, referee; due on judgment, \$23,856,65; subject to taxes. &c., \$413.10. \$413.10.

Morris avenue, No. 2190, east side, 350 feet north for 181st street, 25x130.6, two story frame dwelling; Teachers' Cooperative Building and Loan Association vs. Michael Houlahan et al.; F. C. Leuhauscher, attorney; G. B. Townsend, referee; due on judgment, \$1,477.47; subject to taxes, &c., \$102.20.

BY BRYAN L. KENNELLY. BY BRYAN L. KENNELLY.

Fifty-third street, Nos. 302 to 306, south side, so feet west of Eighth avenue, 53.4x100.5, three and four story stone front store and loft building: H. H. Copeland, as trustee, vs. Lengert Wagon Company et al.; W. H. H. Ely, attorney; W. A. Sweetser, referce; due on judgment, \$18,488.10; subject to taxes, &c., \$300; prior mortgage, \$28,000.

BY JAMES L. WELLS. BY JAMES L. WELLS.

Pleasant avenue, No. 351, west side, 84.3 feet south of 19th street, 16.8x75, three story stone front dwelling; the American Savings Bank vs. M. E. Lally et al.; J. V. Irwin, attorney; Adam Wiener, referee; due on judgment, \$6,701.94; sub-lect to taxes, &c., \$234.62.

BY SAMUEL GOLDSTICKER.

Broadway, west side, at intersection of south side 242d street, runs west on curve along 242d street illo,3x285 to Free Landing road x81.12 to centre Tibbett's Brook x1.348 to Van Cortlandt estate x150 to Broadway x1.652.6, containing 2342-1000 acres; Free Landing road, east side, at intersection of south side 242d street, 811.2 to centre of Tibbett's x50x50 to the intersection of Tibbett's Brook and Free Landing road x500x10 to Free Landing road x250x10 to Free Landing road x245, containing 89-100 acres; A. Van Cortlandt vs. Alfred Seton, Jr., et al.; Philbin, B. & M., attorneys; J. H. Seymour, referee; subject to taxes, &c. 32,269.38; pariltion.

BY PETER F. METER.

Maple street, west side, 50 feet north of Jerome atreet, 25x100; New York Building Loan Banking Company vs. Anselmo Bliotta et al.; Henjamin Trapnell, attorney; L. A. Adams, referee; due on judgment, \$2,675.18; subject to taxes, &c., \$97.50; prior mortgage, \$1,300.

Yesterday's Auction Sales.

BY PETER P. MEYER. Twenty-eighth street, No. 144, south side, 248.4 feet east of Seventh avenue, 25.10x

Real Estate Transfers.

DOWNTOWN. CSouth of Fourteenth st.)

The letters q c stand for quit claim deed; b and s for bargain and sale deed; c a g for deed containing covenant against grantor only.

Froome st. 334-336, n. s. 60.8 e Bowery, runs n. e. 70.6x w 73.7x n. e. 23.4x e. 114-10x s. w 93.4x w 40. Samuel Doughty et al. exrs and frustees, to Elizabeth S Gould, h and s. w 93.4x w 40. Samuel Doughty et al. exrs and frustees, to Elizabeth S Gould, h and s. w 32.6x w 80.x s. 72.x e. 18x s. 15.4x e. 62. Washington st, w s. 74 n. 11th st, 22x80. Ellen Foley to Putnam Healty Co.

Water st, 337. s.s. 16.4x75: Henry B Wesselman to Charlotte A Williams, mige \$5.000.

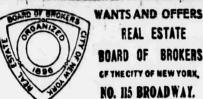
Water st, 335.29, s. e. cor Roosevelt st, 72.xen.xeh.7xen.ri.; Ellen Collins and ano to Charles R Farnolo.

EAST SIDE. (South of Fourteenth st.)

Ving pl. e s. 27 s 19th st, 26x106.8; Joseph

son to Mary B Swenson frospect pl. in word 40th st. 18.6x75; Mary P Stanley to Sophia Guilmann oth st. n s. 171.8 e 3d av. 16.8x102.2, Mary F Digan to Sara Magrath, mige \$6,500 WEST SIDE

West of Fifth ar., between Fourteenth and 110th sts.) 21st st, 40 W. 16.9x92; Anthony Van Bergen and ano, indiv and trustee, to Susan R Peirson and area and and, indiv and tristee, to Susan R
Pelrson and and trustee.
Same prop: Anthony Van Bergen et al to
Susan R Pelrson et al
Susan et al



REAL ESTATE BOARD OF BROKERS GF THE CITY OF NEW YORK, NO. 115 BROADWAY.

WANTS.

FOLSOM BROS., \$85 Broadway.—Want small store on west side of Broadway between 31th and 42d sts. for quick customer. Also in any good retail section of city stores ranging from \$1,200 to \$20,000 per annum. We have at present several "A1" retail people anxious to secure desirable locations.

OFFESS.

FOLSOM BROS. 835 Broadway.—Offer large plot between 110th and 116th sts. near 5th av., about to be sold for arrearage of taxes and judgments, will be sacrificed to quick purchaser. Also building to rent on 14th st. between 3d and 4th av., near new rapid transit station, good retail section for Gents' Furnishing, aboes, hats, etc., only building that has been for rent on street for last 5 years. Large and extensive lists of tenements in all sections paying from ten to twenty per cent, on equity. Plots extensive lists of tenements in all sections paying from ten to twenty per cent. on equity. Plots in every section of city with and without build

100 nom

ward and ano to Mabel Suydam. o c and HARLEM.

(Manhattan Island, north of 110th st.)

Amsterdam av. n e cor 163d st. runs n 224.10x
e 150x lrreg; Walter A Burke, exrs and trustees, to Frederick W Sauer et al. ...

St. Nicholas av. 769, ws. 20.5x114x20x109.10;
Frank A Dillingham and ano to Frederick W Sauer, mtge \$18,000... o c and 16th st, n s, 175 e Lenox av. 50x100.11; Randolph B Martine, referee, to Brevoort Real Estate Co, mtge \$62.847.83.

17th st, n s, 194 w Lenox av. 19x100.11; Charles C Peters, referee, to Russell Sage... Charles C Peters, referee, to Russell Sage.

133d st, n s, 120 w 7th av. 20x99.11; Gabriel Davidson to Mayer Whitestone, mtge \$11,200.....

137th st, n s, 150 w Broadway, 250x99.11; John O Baker to Arthur W Saunders, mtge \$30,000...

185th st, s s, 96.8 w Washington av. runs s 195.5x w 118.2x n 95.6x e 43.5x n 100x e 74.9; Marie Zimmermann to Charles Zimmermann, Jr, mtge \$12,000.

THE BRONX.

(Borough of The Bronx.)

8th av. n e cor 152d st, 49.11x100; Ernest F Clark to the Mutual Bank, b and s Cypress av. w s. 180.3 s 134th st, 24.9x100; Mary F Dugan to Sara Magrath, mtge \$4,000.

Grand av. s e cor Fordham rd. runs s 84.3x

Mary F Dugan to Sara Magrath, mtge \$4,000.

Grand av, s e cor Fordham rd, runs s \$4.3x e 106.4x n 9.7x27.6x e 26.1x n 92.7x w \$1.5; Sylvester Pope et al, excrs, to Fritz Selje, correction deed.

King st, s s, 100 w White Plains rd, 75x100; Arthur W Slas et al, exrs, to Julius Schittler.

Prospect av, e s, 104.6 n Jennings st, 111.11x 149.7x102.3x175.2; Eugenia G Wahilg and ano to Wahilg & Sonsin Co, mtge \$11,000.

183d st, s s, 50 w Hughes av, 25x75; Sophie Schrank to Paul C F Campbell, mtge \$3,000.

O c and 202d st, s s, 225 e Valentine av, 50x100; G Fred Starbuck to Elizabeth Founter 0, c and Lots 451 and 452, block P, msp land H P Rose, Mapes Estate; Hudson P Rose to John H May, mtge \$1,700. \$5,525

Recorded Leases.

Recorded Mortgages. DOWNTOWN.
(South of Fourteenth st.)

[Where no interest is stated read 5 per cent.] Bond st, 10; Mitchel Lehman and ano to Minnie A Blanchard, prior mtge \$30,000, due Minnie A Blanchard, prior mige \$30,000, die June 1, 6 per cent. Houston st, 34-36 W; William G Pigueron to Henry C Pigueron, prior mtge \$96,000, demand, 6 per cent. Park Row, 130-132; John Callahan to Lillian B Friedlander, due March 18, 1904, 6 per cent. cent
Water st, 325-329, s e cor Roosevelt st;
Charles R Fasuolo to Ellen Collins and
ano, 10 yrs
Lith st, 238 W; John P Faure to Arthur D
Traux as com, 3 yrs, 4 per cent.

EAST SIDE.
(East of Fifth av. between Fourteenth and 110th sts.) WEST SIDE.

22d st, 36 W; Emanuel Bamberger and ano to United States Trust Co, interest and time due as per bond 22d st, ss, 600 w 10th av; Katherine E Moore widow to the Clergymen's Retiring Fund Society of the Protestant Episcopal Church in the United States, due Oct, 1, 1906. 1. 1906. 9th st. 249 W: Sophia J Hormann et al to Lawyers' Title Insurance Co. 3 yrs. 63d st. s s. 125 w Amsterdam av: Union Baptist Church to Elizabethh E McDonaid, ward Nash, prior mtge \$20,000, 1 yr, 6 per cent
97th st, s s, 467.5 c 10th av; Sophia J Lawson
to George A Darrow, prior intge \$10,000,
installs.
97th st, 134 W; Sophia J Lawson to Title
Guarantee and Trust Co, 3 yrs

HARLEM.

(Manhattan Island, north of 110th st.) (Manhattan Island, north of 110th st.)

Amsterdam av, n e cor 1636 st. Frederick W
Sauer et al to Walter A Burke, exr and
trustee, 2 yrs, 4½ per cent.

119th st, 51 E: Philip Hoenig to German
Savings Bank, 1 yr, 4½ per cent.

187th st, n s, 150 w Broadway: Arthur W
Saunders to New York Mortgage and
Security Co, 3 yrs, 4½ per cent. BRONX

Belmont av. e. s. 250 n 183d st. Joseph Lutner to Lucy G Barnard, prior mtge \$2,000, due Nov 1, 1803, 6 per cent.

Decaur av. s. w cor 194th st. Hannah J Cole to Harlem Savings Bank, 1 yr.

Arthur st. e. s. 25 n e William st. John Maresca to Margaret Knox, prior mtge \$2,000, due April 1, 1904, 6 per cent.

Same property, same to John F Steeves, prior mtge \$4,000, due April 1, 1904, 6 per cent.

Grand av. s. e. cor Fordham rd; Fritz Selje to William L Condit et al. trustees, due March 1, 1905, 4 per cent.

Hughes av. 1971; P Joseph Heaney to William H Payne, 3 yrs

Longwood av. n. e. cor Whitlock av. John Ahern to Dollar Savings Bank, 1 yr.

Webster av. s. e. cor Woodlawn rd; Martin J O'Mella to Warren B Saminis, 3 yrs.

163d st. s. s. lot 21, map North Melrose; Amile Smith to Harlem Savings Bank, 1 yr. (Borough of The Bronx.)

4.000

\$318

Mechanics' Liens. Crotona av. s e cor 170th st. 68x100: William O Fredenburg and ano vs Charles Hohl O Fredenburg and and vs and ano. 12th st. 259-61 W; M Kane & Son vs Jacob Margowitz. 180th st. s. s. 100 w Southern Boulevard, 25x 100; Joseph E Butterworth vs Frederick Joseph E Butterword J Maldhof. 61st st. 106 W: Simon Lieberman and ano vs Louis J Gallaher. West Farms road, secon Green av. 2002/200: Julius P Berri vs Roman Catholic Church Julius P Berrl vs Roman Catholle Church of St Raymond. Crotona av. se cor 170th st. 69.3x108.5x Frieg. Church E Gates & Co vs. Charles Hold 12th st. 750-261 W. William H. Schmohl vs. Jacob Margowitz et al. Willis av. 130-34; Fanny H. Peirce vs. Henry A Gumbleton et al.

Satisfied Mechanics' Liens. 194th st. s w cor Decatur av. 45.6x101.6; John A Morrison vs Hannah Cole, June 18, 19

Assignments of Mortgages. ENzabeth E McDonald to Ralph H Reid Manhattan Mortgage Co to Mary Van Riper Mannattan Mortkag
et al, exers
Metropolitan Life ins Co to John R Hege
man et al, trustees
Title Ins Co to New York Mortgage and
Security Co
Lillie B Lillienthal to German Savings Bank
28,000 Sharles A Moran, trustee, to Charles A Moran, trustee.

Gertrude C Winthrop to Joseph L Butten-Wieser New York Mortgage and Security Co to Knickerbocker Trust Co. Paul C F Campbell to Sophie Schrauk

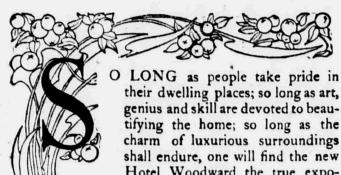
Foreclosure Sults.

Foreclosure Sults.

93d st. n.s. 100 c 10th av. 17391.xx irreg to s.s. of Apthorp's Lane: Robert Olcott vs. William V.R. Erving and ano; atty. D.A. Thompson.
Lewis st. s. w. cor. 4th. st. 22.6x x. irreg. Daniel E. Seybel, trustee, &c. vs. Frederick Lemmermann et al. atty. Fettretch. S. & S. Water st. 492.94; Westchester Trust Co. as admt. &c. vs. Frank Davis and ano; attys. Remen & P. Kingsbridge road, e. s. 69.5 s. 184th. st. 25.3396.3x irreg. Theodore Sattler vs. William H.E. Rechenberg, as exer, &c. et al., atty. T. Sattler. Waverley pl. ss. 203.5 e 6th. av. 2297. Beadleston & Woorz vs. Cecella Cunningham. Indv and as exers. and trustee, &c. attys. Guggenheimer, U. & M. Plots 62, 79, 71. 84. 85, 106, 107 and 116, map of Arden property. Brons. Walter W. Taylor vs. Matilda Fraser: atty. de La Mare & M.

Lis Pendens. 16jat st., n. s. 126 w Amsterdam av. 40x100. City of New York vs Day Star Chirch, Charles st., 27:90; same vs Cornell Dunlap: 98th st. n. s. 110 e Madison av, 80x100; same vs Louis Cohen: 34th st., 34 W. same vs Thomas H Barber: West Broadway, 118;

APARTMENT HOTELS. APARTMENT HOTELS.



tifying the home; so long as the charm of luxurious surroundings shall endure, one will find the new Hotel Woodward the true exponent of the better living. The Hotel Woodward will be opened on the First Day of Octo-

ber, 1903. Single rooms with bath and suites of two, three and five rooms, furnished or unfurnished. Hotel Woodward is now open for public viewing.
Telephone Nos. 2574 Columbus & 1698 Franklin.

Hotel Woodward

At 55th Street & Broadway

Robert Graham-Woodward, Proprietos

THE CAMBRIDGE,

Modern, Perfectly Planned NEW APARTMENT HOTEL, 142 TO 146 WEST 49TH STREET, Bet. Broadway and 6th Ave.

JUST COMPLETED. READY FOR OCCUPANCY OCT. 19T STRICTLY EXCLUSIVE. Suites of two to eight (all outside) rooms, with bath.

Hestaurant a la carte and table d'hote.
Social references absolutely required. ARTHUR HICKEY.

HOTEL 70 & 72 Elegantly furnished aparment, parlor, bedroom and bath, including meals for two, \$35 weekly. New and up-to-date. Telephone, etc. transients.

A.—AN elegantly furnished apartment to sublet; including meals for two, \$30; private bath; tele-phone; elevator; transients. VAN RENSSELAER HOTEL, 17 East 11th st., near 5th av.

LA MARQUISE. 12-14-16 East 31st Street. A superior new Apartment Hotel.

SELECT APARTMENTS. FROM BATTERY TO 14TH ST., INCLU-SIVE.

A.—AN elegantly furnished apartment to sublet, including meals for two, \$30; private bath; tele-phone; elevalor; transients. VAN RENSSELAER HOTEL, 17 East 11th st., near 5th av.

ABOVE 14TH ST., EAST SIDE.

THE SAN JACINTO, S. E. COR. MADISON AVE. AND GOTH ST.

New freproof apartment hotel, with latest im provements; Suites of two to eight rooms and bath, with service; restaurant on top floor.

FOR INFORMATION APPLY THOMAS FORSTER WILLIAMSON, MANAGER, ON PREMISES.

CORNER Bachelor Apartments, 133 East 34th St.; wo rooms and bath; latest improvements; rent, rolsom BROTHERS, 835 BROADWAY. 24TH ST., 119 EAST—Rooms newly furnished porcelain bath; convenient to Lexington and Madison av. cars also to the 23d st. Crosstown line.

ABOVE 14TH ST., WEST SIDE.

THE ALPINE

Broadway & 33d Street Comfortable Convenient Centrally Located Heat, electric lights, individual tele-phones, baths, all night elevator. Restaurant service. Rents \$400 and upward. Estate D. H. McALPIN Tel. 6121-38th, or Superintendent on

APARTMENTS

BACHELOR APARTMENTS.

Mendelssonn Bullding, 40th St., between Broadway and 6th Ave.

2 rooms and bath: service; steam heat; electric light and elevator.

Por particulars apply on premises, or to

CLARK ESTATE, 2381 Broadway WEST 73D ST., CORNER OF COLUMBUS AVE
--Large, light, stry apartments; steam heat and
lectric light; 10 rooms and bath. Apply to Janttor
7 West 73d St. or

CLARK ESTATE, 2381 Broadway. HOTEL 70 & 72 Elegantly furnished apartment, parlor, bedroom and bath, including meals for two, 33 weekly. New and up-to-date. Telephone, etc. Translents.

AN ELEGANTLY FUNBISHED apartment, in-cluding meals for two, \$35 weekly and upward; private bath; telephone; elevator; translents. HOTEL GALLATIN, 70-72 West 46th st.

same vs Charles Frazer; Grand st, 385; same vs J Searl Barclay; 7th av, 2122; rear; same vs D J Dwyer; 35th st, 42 W; same vs Henry F Braker; Broadway, 834; same vs Abraham Boehm and ano; 23d st, 400 W; same vs Jacob Appell, 10°actions, violations of Building law; atty. G L Rives. 15ts st, 627 E; same vs Missionary Society Most Holy Redeemer; 134th st, 806 E; same vs Helen M Osborne; Mulberry st, 166; same vs Helen M Osborne; Mulberry st, 166; same vs Helen M Osborne; Mulberry st, 168; same vs Helen M Osson, Norfolk st, 107; same vs Emanuel Isaac; 70th st, 230 E; same vs Max Danziger; 1st av, 1573; same vs Namuel Wohlfell; King st, 24; same vs Leopold Schneidler et al; Thompson st, 97; same vs John W Allyno and ano; 56th st, 201 E; same vs Otto Doepfner, 10 actions, violations of Tenement House act; same atty. sth av. 481; Walter S Rockey vs Rebecca H Robertson, individual and as ext et al, action to recover possession, atty. F. H. Kellogg. William st, 162; Marcus Nathan and ano vs Frank Eberhardt et al, partition; atty, H. Swain. 74th st, 11 W. Catherine G. Burke, extrx, &c, and ano vs Mary A. McGlyney, action to recover premises; atty, W. B. Ellison.

Plans Filed for New Buildings

BOBOUGH OF MANHATTAN. BOROUGH OF MANHATTAN.

Sth st, s, 135 e 5th av; five-story dwelling;
Edward Thaw, 1 W 72d st, owner, Israels & Harder, 31 W 31st st, architects; cost
Thompkins st, es, 5 on Delancey st, one-story coal pocket; Michael Burns, 26 Cortlandt st, owner; T H Styles, 449 W 28th st, architect; cost

BOROUGH OF THE BRONX
Hoffman st, w s, 39 n 188th st, nine two-story dwellings; William Wainwright, Hewitt pl and 156th st, owner and architect; cost

tect. cost. 134th st. ss. 159 w Willow av; one story wagon shed. Mary A MeBride, 469 E 150th st, owner: F J Cunningham, 454 E 150th st, architect; cost

Plans Filed for Alterations

MANHATTAN AND THE BRONX MANHATTAN AND THE BRONX (Hems under \$1,000 ornitted.) (SSEX St. 71, four story tenement, Charles Hammel Co. 1080 Lexington av. owner; Edwin Wilbur, 38 Julion st, architect; cost hrystle st, 86, two five and six story tene ments. B Frankel, 74 Mivington st, owner; O Relssmann, 30 Ist st, architect; cost (venue B, 9, five story tenement and store; E Dubrowsky, 74 Avenue B, owner; same architect; cost E Dubrowsky, 74 Avenue B, owner; same architect; cost. 78th 8t, 8 s. 125 e 5th 8v, electric elevator in stalled in five story dwelling; George A Eessler, 2 E 78th 8t, owner, Herts & Talliant, 32 E 28th 8t, architects, cost. 77th 8t, 335 W, four story and basement dwelling; E K Bedall, premises, owner; F A More, Windsor Arcade, architect, cost Madison av and 118th 8t, 0 e cor; two five story tenements and stores; C M & M M Sliverman, 1433 Madison av owners; Neville & Bagge, 217 W 125th 8t, architects; cost. tects; cost.

Arthur av and William st. s e cor; moving and enlarging two and a half story dwell-

owner, C S Clark, 700 Tremont av,

CITY REAL ESTATE.

PRICE 4% MORTGAGE A high-class, well-located, fully-rented apartment house; total rent, \$16,920; net income, \$7,500.

FRANK L. FISHER CO. 440 Columbus Ave., Auctioneers.

Brokers. Appraisers.

Brokers, Agents, Appraisers.

CLOSE ESTATE—Eighteen-family house, two stores; first-class condition; \$28,000 to quick buyer; rent, \$2,950. VAUGHN, 2188 5th av.

RESIDENCES, vicinity Washington Square and framercy Park and other sections: \$21,000 up. FOLSOM BROTHERS, 835 BROADWAY.

ANTED-Private houses, either for sale o FOLSOM BROTHERS 835 BROADWAY.

OWNERSHIP of a **HOME**

Brings Measurably Nearer "The Glorious Privilege of being Independent" SUBURBAN HOMES



Descriptive booklet mailed for 3 cents postage by J. F. JACK, Suburban Passenger Agent, 1159 Broadway, New York.

WESTCHESTER COUNTY SALE OR

SOME OF THE FINEST PROPERTY in New York city for sale; a magnificent residence near Spuyten Duyyil; four great bargains in 97th st. are goteworthy. WORTHINGTON SCOTT & CO., Flattron Building.

ATTRACTIVE COTTAGE, 11 rooms, completely furnished; bath; range; tubs; running water; electric lights; open freplaces; large verands; shade trees convenient to water; depot and village; price \$5.500 terms to suit. JEREMIAH ROBBINS, Babylon I. I.

NEW JERSEY-SALE OR RENT.

24 stories, slate roof; wide plazza, nine room and bath, all improvements; stable; possessio at once, \$4,200. On lot 50x150, 8 room house; up to date; bathroom; all improvements; \$4,300. O lot 50x12, same size house; improvements \$3,700. All near schools. Other places sale orent, write, or come by Lackawanna to office NATHAN RUSSELL. NATHAN RUSSELL.

FOR SALE—Large house, 20 rooms; 4 acres fruits, all kinds; 2 minutes to station; two railroads 50 trains daily; 20 miles from New York; corner property; elegant location for hotel; good town property in centre of town; can be filled with sum mer boarders; big bargain; finest location in State for hotel; easy terms; price, \$4,500. Address GEO W. SHERMAN, Real Estate, Little Falls, N. J.

FOR SALE—A beautiful farm, 85 acres, 1 mile river front; new house, good barn and sheds; fine lawn for garden truck, now trucking \$2,000 a year; also keeps 26 cows, inlik sold at door, fine location; 3 minutes' walk to station; two railroads; price, \$5,000, 20 miles from New York, on N. Y. & G. L. R. H. Address GEO, W. SHERMAN, Little Falls, N. J.

FOR SALE AT MOUNTAIN VIEW, N. 3.—Fine house, one acre; all kinds of fruit, large barn, stails; wagon house and sheds; At condition; graded lawns; elegant residence; I minute to trains, two railroads; easy terms; price, \$4,250; steam heat, immediate possession. Address GEO, W. SHERMAN, Real Estate, Little Falls, N. 3. FOR SALE AT LITTLE FALLS House and barn, Al condition, 8 large rooms; 5 minutes to station; 38 trains daily to and from New York commutation tickets \$6; select location, high school

FOR SALE AT MOCNTAIN VIEW, N. J. New house, large barn, 3 acres; chicken house and runs fine place for poultry; high elevation, level ground in A1 condition: 10 minutes to two stations; price \$3,500. Address GEO, W. SHERMAN, Real Estate Little Falls, N. J.

FOR SALE—At Little Fails, N. J., I house, cor ner lot, 7 rooms. Al condition, central location 5 minutes to train, commutation tickets 86 price 12,250 Address GEO, W. SHERMAN, Little Fails

FOR SALE House and lot, 8 rooms, Al condition; lot 100x200, steam heat running brook; price, \$3,000. Address GEO W. SHERMAN, Real Estate, Little Falls, N. J.

HOTELS CITY.

CLARK ESTATE, 2381 Broadway. AMERICAN PLAN. LEGAL NOTICES. ALL CREDITORS of arm Jacob Meth may pro

\$160,000 \$95,000

Geo. R. Read & Co., REAL ESTATE,
Head Office: 60 Liberty st., Near Broadway.
Branch: 1 Madison ave. 23d st.

BROWN. A. P. W. KINNAN. ESTABLISHED IN 1856. J. ROMAINE BROWN. ROMAINE BROWN & CO.

NO. 53 WEST 33D STREET, NORTHEAST CORNER BROADWAY. Telephone, No. 381-38th. Washington Heights Property a Specialty.

FROM BATTERY TO 14TH ST., INCLU-

BOROUGH OF BRONX-SALE OR RENT. AT BEDFORD PARK—Two ideal colonial residences, attached, on corner plot, 75 feet frontage beautifully situated, overlooking Botanical Gardens; choice neighborhood; four minutes' wall from "L" station; will sell at great sacrlice. Owner 2838 Marion av. near Southern Boulevard.

Apartment houses near Bridge and other parts of the city, four and five stories high; flats of 4 and 5 rooms; all rented and in good order and all improvements; grand investment property. C. C. BABCOCK 168 Montague Street, Brooklyn. REAL ESTATE WANTED. \$1,200 cash, balance as rent; 2-story and basement 2-family houses; elegantly finished in hardwoods; guaranteed. 15th st. and 9th ave., Brooklyn; open.

REAL ESTATE-OUT OF THE CITY.

FLATBUSH LOTS, \$175. WORTH \$500.
Easy payments: splendid improved neighbor-hood; near trolley; 25 minutes Bridge. EXECUTOR. 850 Flatbush av., Brooklyn. Open Sun-\$45,000—FOR SALE.

The best investment property in the city: four five story double flats, with stores; 676 to 682 Union st., near 5th av., Brooklyn; rents for \$5,300. JAMES CAVANAGH, 17 Hope st., Brooklyn.



GENTLEMAN'S COUNTRY RESIDENCE for sale; finest corner on restricted Chester Hill Mount Vernon, N. Y., house 14 rooms and bath; all improvements: fine stable; lot 137x115 feet.

OWNER, HOX 12, MT. VERNON, N. Y.

LONG ISLAND-SALE OR RENT.

FOR SALE AT MOUNTAIN VIEW, N. J.-Fine

FOR SALE Good farm, 74 acres, good ground to work: 10 acres mountain land, house in fair condition; buildings need repair, 10 minutes walk to station; price, \$3,500; casy terms. Address GEO. W. SHERMAN, Real Estate, Little Falls, N. J.

MISCELLANEOUS.

A FULL SCHOOL DAY for the children, can be had in the suburbs along the Eric; excellent communities and schools booklet free on application, or malled for 3c, postage J. F. JACK, Suburban Passenger Agent, 1159 B'way, N. Y. W. M. ONTRANDER, Real Estate and Invest-ments. North American Bldg., Philadelphia

WEST 73D ST., between Central Park West and Columbus Ave. 4 story house; hardwood trim: parquetry floors; very handsome. For information apply to Janitor, 67 West 73d Sherman Square Hotel BROADWAY, COR. WEST 715T ST.

Strictly a family hotel; choice suites, furnished unfurnished. Cuisine and service of the highest der. Rates reasonable. Location convenient to I parts of the city. duce their claims till September 26, 1903, at 167 Invingson st., New York LEON STAND, Notary's office. WALTER LAWRENCE.

POST OFFICE.

POST OFFICE NOTICE.

CITY BEAL ESTATE.

BOROUGH OF BROOKLYN-SALE OR

DO YOU WANT TO SEE THEM?

New Queen Anne cottages; \$4,000 to \$4450,; \$ to 11 rooms; all modern improvements; furnace, concrete cellar, hard wood finish; two blocks from Fifty-eighth st., Borough Park, station, West End branch of Fifth av. L; 35 minutes from Park row; monthly payment plan, to cover all expenses; reduction for cash. Call or address owner, H. C. BULL, 1120 FIFTY-SEVENTH ST., BETWEEN ELEVENTH AND TWELFTH AVS., BROOK-LYN.

Flathush—84,750—8250 Down
845 Month Pays for
House in Twelve, Years.
Very neat detached house, 3 years old; 7 large
rooms and bath, unfinished attic; good neighborhood; one block from Flathush av.; ground 403100.
This cost \$5,750 three years ago. MUST BE SOLD
at once.

Can be seen any time. C. S. Osborn, 1087 Flatbush Av.

The Arlington,
62-64 Montague St.,
Brooklyn Heights.
Apartments of 2, 3, 4 and 7 rooms to lease from
October 1. Furnished or unfurnished. Restaurant. American plan. Full hotel service.
Apply to R. S. BISHOP, 11 Broadway, N. Y.,
or on premises.

BUY IT NOW.

34,000.
Navy st., near DeKalb—One 3-story brick and 2-story frame; rent, \$720; price, \$5,000. JAMES L. DOUGHERTY, Real Estate, 250 Myrtle av, Brooklyn.

OWNER WILL SELL FINE RESIDENCE at Fourteenth Ave. and Forty-ninth Street, Borough Park, at a sacrifice. Hardwood finish throughout and in perfect order. Has fine stables, law, shrubbery and shade trees. The place must be seen to be appreciated, as it is an exceptional opportunity. Apply on the premises or to Room 104, 74 Cortlandt St., New York.

STEAM HEATED CORNER FLATS IN newly built fine brick apartment houses; 8 fine, large rooms and bath; all decorated; all light and airy; all latest improvements; rent, \$34-359. Fine corner apartment, suitable for doctor. Please call at premises, builder's office, corner Lewis av. and Quincy st., Brooklyn. Open all day and Sundays.

FOR SALE, BROOKLYN

\$4,800 New two-story and basement two-family brick houses. Premises, 875 Herktmer st., near Buffalo av.

FOR SALE—Private house, 595 6th st., near Pros-pect Park West. JOHN A. BLISS, on premises,

HAVE large number of houses and apartments to let. FRY & LYLE, 1550 Fulton st., Brooklyn.

SELECT APARTMENTS.

Brooklyn.

516 AND 518 WASHINGTON AV.
A few very desirable 6 and 7 room apartments; steam heated; hot water; best of janitor service; terms, \$23 to \$50 per month. THE CORD MEYER COMPANY, 62 William St., Manhattan Tel. 1961 John, or Janitor, 520 Washington Av., Brooklyn.

TO LET FOR BUSINESS PURPOSES.

Exceptional Opportunity

Bankers' and Brokers'

Suite of Offices

On Wall Street.

Present firm, members N. Y. Stock Exchange

ettring Oct. 1. Will also sell good will of presperous going busi-ess, with valuable line of accounts, to responsible ouse. (96st.)

GEO. R. READ & CO.,

BUILDING TO SUIT TENANT

WANTING LONG LEASE WILL BE ERECTED

ON WASHINGTON ST. CORNER, 65x70.

RULAND & WHITING CO.,

STORES, lofts, buildings, offices; exceptionally

FOLSOM BROTHERS. 835 BROADWAY.

. HOUSES, unturnished and furnished, to trable localities; rents \$750 to \$5,000.
FOLSOM BROTHERS, 835 BROADWAY.

CLARK ESTATE HOUSE

West 73d St., between Central Park West and Columbus Ave. (opposite Dakota Park). 4 story house, furnished, steam heat (indirect system)

ectric light.

particulars apply to

G. P. DOUGLASS, 2381 Broadway

DWELLING HOUSES TO LET.

5 BEEKMAN ST.

Containing about 2,000 square feet, furnished throughout; one minute from ork Stock Exchange.

(Should be read DAILY by all interested, as changes may occur at any time.)

Foreign mails for the week ending Sept. 20, 1903, will close (PROMPTLY in all cases) at the General Post Office as follows: PARCELS-POST MAILS close one hour earlier than closing time shown below. Parcels Post Mails for Germany close at 5 P. M. Monday and Wednesday.

Regular and Supplementary mails close at For-eign Station half hour later than closing time shown below (except that Supplementary Mails for Europe and Central America, via Colon, close one hour later at Foreign Station.)

TRANSATIANTIC MAILS.

THURSDAY.—At 6:30 A. M. for EUROPE, per steamship Auguste Victoria, via Plymouth, Cherbourg and Hamburg (mail for France must be directed "per steamship Auguste Victoria"); at 7 A. M. for FRANCE, SWITZER-LAND, ITALY SPAIN PORTUGAL, TURKEY, EGYPT, GREECE, BRITISH INDIA and LORENZO MARQUEZ, per steamship La Bretagne, via Havre (mail for other parts of Europe must be directed "per steamship La Bretagne").

SATURDAY.—At 5:30 A. M. for EUROPE, per steamship Umbria, via Queenstown; at 8 A. M. for Beigium direct, by steamship Kroonland (mail must be directed "per steamship Kroonland"); at 8:30 A. M. for ITALY direct, per steamship Lahn "(mail must be directed "per steamship Lahn"); at 9:30 A. M. for SCOTLAND direct, per steamship Astoria"; at 14 A. M. for DENMAPK direct, per steamship Hekla (mail must be directed "per steamship Hek

I HAVE HOUSES, LOTS AND ACREAGE FOR SALE. IF INTERESTED IN FLATBUSH PROPERTY CALL AND SEE. H. V. B. DITMAS, 492 FLATBUSH AVE., NEAR MALBONE ST. ENTRANCE OF PROS-PECT PARK FLATBUSH, BROOKLYN. PRINTED MATTER, ETC.—This steamer takes Printed Matter, Commercial Papers and Samples for Germany only. The same class of mall matter for other parts of Europe will not be sent by this ship unless specially directed by her.

After the closing of the Supplementary Transatlantic Mails named above, additional Supplementary Mails are opened on the piers of the American, English, French and German steamers and remain open until within Ten Minutes of the hour of saling of steamer.

PARK CIRCLE one block distant, 478 16th st. (key next door, 476)—Brownstone, two stories, basement, cellar, seven rooms; finest house in block; extensive improvements just finished; immediate possession; various transit lines; good neighborhood; \$400 down, \$30 monthly; would rent \$38. Also similar house, same block, but not so fine; \$250, \$24 monthly. C. W. CLARK, Owner, 78 Wall st., New York. MAILS FOR SOUTH AND CENTRAL AMERICA.

RARE BARGAIN—4-story brick store and tenement, Hudson av., Brooklyn; rented for \$575; ask-ing \$3,950; want offer.
Pleet st.—Frame tenement; rent, \$648; price,

DRAWKCAB-DAER, Read backward; look forward, then look at 56 Fountain ave.; 2-family brick; double improvements; \$2,800; easiest terms. 84 Fountain ave., \$3,800. Prices advance \$100 Oct. 1. Greatest bargains in Brooklyn; no humbug! WESTON, 2886 Fulton Street. Closed Sundays. 250 others. Bargain List Free. Established 1886. Reliable!

MAILS FOR SOUTH AND CENTRAL AMERICA.

WEST INDIES, &C.

THURSDAY.—At 8 A. M. for CUBA, per steamship Esperanza (mail for Mexico, via Progreso, Campecha and Vera Cruz, must be directed "per steamship Esperanza") at 12 M. (supplementary 12:30 P. M.) for BAHAMAN, GUAN-TANAMO and SANTIAGO, per steamship Santiago; at 12 M. (supplementary 12:30 P. M.) for BAHAMAN, GUAN-TANAMO and SANTIAGO, per steamship Natilia", int 7 P. M. for NEWPOUNDLAND, per steamship Carthaginian, from Philadelphia.

FRIDAY.—At 8:30 A. M. for BARBADOS and BRAZIL, per steamship Bellaggio, via Pernambuco, Rio Janeiro and Santos (mail for Northern Brazil, Argentine, Uruguay and Paraguny must be directed "per steamship Bellaggio"; at 11:30 A. M. (supplementary 12:30 P. M., for ST. THOMAS, ST. CROIX, LEEWARD and WINDWARD ISLANDS, RRITISH, DUTCH and FRENCH GUIANA, per steamship Fontabelle (mail for Grenada and Trinidad must be directed "per steamship Fontabelle").

SATURDAY.—At 8:30 A. M. for Pottabelle".

SATURDAY.—At 8:30 A. M. for NEWFOUNDLAND, per steamship Rosalind; at 8 A. M. for BER-MUDA, per steamship Protoria, at 8:30 A. M. (supplementary 10:30 A. M.) for CURACOA and VENEZUELA, per steamship Zulia (mail for Savanilla and Cartagena must be directed "per steamship Zulia"); at 9 A. M., for ST. KITTS, ST. MARTINS, ST. EUSTATUS. BRITISH, DUTCH and FRENCH GUIANA, per steamship Julier; at 9 A. M., for FORTUNE ISLAND, JAMAICA, SAVANILLA, CARTAGENA and GREYTOWN, per steamship Julier, at 9 A. M. for PORTO RICO, per steamship Coamo, via San Juan; at 930 A. M. (supplementary 10:30 A. M.) for FORTUNE ISLAND, JAMAICA, SAVANILLA, CARTAGENA and GREYTOWN, per steamship Maraval; at 10 A. M. for GRENADA, TRINIDAD and CIUDAD BOLIVAR, per steamship Maraval; at 10 A. M. for GRENADA, TRINIDAD and CIUDAD MOLIVAR, per steamship Maraval; at 10 A. M. for GRENADA, TRINIDAD and CIUDAD MOLIVAR, per steamship Maraval; at 10 A. M. for GRENADA, TRINIDAD and CIUDAD OLIVAR, per steamship Maraval; at 10 A. M. for GRENADA, TRINIDAD and CIUDAD OLIVAR, per steamship Maraval; at 1 NEW TWO-STORY BRICK BUILDINGS, WITH STORES; all latest Improvements; \$4,600, 8300 CASH; balance easy terms. NEW TWO-FAMILY BRICK HOUSES; \$4,300; all improvements; easy terms. CLAUS DOSCHER. CITY LINE TRAIN, VAN SICLEN AVE. STATION.

buys a 214-story and basement brick house on 54th st.; 16 rooms, 2 baths; decorated; one of the greatest bargains ever offered; open Sunday, BROOKLYN. MAILS FORWARDED OVERLAND, &C., EXCEPT TRANSPACIFIC.

TRANSPACIFIC.

CUBA.—Via Florida, closes at this office daily, except Thursday, at \$6.30 A. M. (the connecting mails close here on Wednesdays and Saturdays via Tampa, and on Mondays via Miami).

MEXICO CITY.—Overland, unless specially addressed for despatch by Steamer, closes at this office daily, except Sunday, at 1:30 P. M. and 11:30 P. M. Sundays at 1:00 P. M. and 11:30 P. M.

and 11:30 P. M. Sundays at 1:00 P. M. and 11:30 P. M.

NEWFOUNDLAND.—By rail to North Sydney, and thence by steamer, closes at this office daily at 6:30 P. M. (connecting mails close here every Monday, Wednesday and Saturday).

JAMAICA.—By rail to Boston, and thence by steamer, closes at this office ally at 6:30 P. M. every Tucsday and Thursday.

MIQUELON.—By rail to Boston, and thence by steamer, closes at this office daily at 6:30 P. M. BELIZE, PUERTO CORTEZ and GUATEMALA.—By rail to New Orleans, and thence by steamer, closes at this office daily, except Sunday, at \$1:30 P. M. and \$11:30 P. M., Sundays at \$1:30 P. M. and \$11:30 P. M.).

COSTA RICA.—By rail to New Orleans, and thence by steamer, closes at this office daily, except Sunday, at \$1:30 P. M. and \$11:30 P. M. (connecting mail closes here Mondays at \$1:30 P. M. and \$11:30 P. M. (connecting mail closes here Tuesdays at \$11:30 P. M.).

REGISTERED MAIL closes at \$10 P. M. (previous day).

TRANSPACIFIC MAILS.

TO LET-328 JEFFERSON AV.-TO LET.

1253 BERGEN ST.

First-class 3-story and basement dwellings; hardwood trim; open plumbing; open every day; near Tompkins av. E. W. STONE, 1364 Dean st. FOR SALE-Bargain, 218 Sandford, near DeKalb HAWAII, JAPAN, CHINA and specially addressed mail for the PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to av., 214-story, with 2-story extension brick; lot 25x100; terms to suit. Key at GEORGE HEI-BERGER'S, 748 Myrtle av., Brooklyn. BROOKLYN REAL ESTATE OWNERS—We buy your real estate for cash; send particulars to ADELMANN BROS., 1000 Broadway, Brooklyn. MONTGOMERY PLACE-Modern three-story basement and extension; two baths; sacrificed; price \$14,000. RICKERSON, 244 Flatbush av. 1F YOU WAST A HOME OR LOTS, visit Bor-ough Park; 27 minutes from Manhattan; fare 5 cents. 49th st. and 12th av. Brooklyn.

mail for the PHILIPPINE ISLANDS, via San Francisco, close here daily at 630 P. M. up to Sept. \$24th, inclusive, for despatch per steam-ship China:
PHILIPPINE ISLANDS, via San Francisco, close here daily at 630 P. M. up to Sept. \$26th, inclusive, for despatch per U. S. Transport.
CHINA and JAPAN, via Seattle, close here daily at 630 P. M. up to Sept. 27th, inclusive, for despatch per steamship Kiushiu Maru.
CHINA and JAPAN, via Vancouver and Victoria, B. C., close here daily at 630 P. M. up to Sept. 27th, inclusive, for despatch per steamship Empress of India. (Merchandise for U. S. Postal Agency at Shanghai cannot be forwarded via Canada.)
HAWAII, JAPAN, CHINA and PHILIPPINE ISLANDS, via San Fransisco, close here daily at 630 P. M. up to Oct. \$2d, inclusive, for despatch per steamship Doric.
NEW ZEALAND, AUSTRALIA (except West), NEW CALEDONIA, FIJI, SAMOA and HAWAII, via San Francisco, close here daily at 630 P. M. up to Oct. \$3d, inclusive, for despatch per steamship Ventura. (If the Cunard steamer carrying the British mail for New Zealand does not arrive in time to connect with this despatch, extra mails—closing at 6:30 A. M., 9:30 A. M. and 6:30 P. M.—will be made up and forwarded until the arrival of the Cunard steamer.
CHINA and JAPAN, via Tacoma, close here daily

teamer.)
(A and JAPAN, via Tacoma, close here delly
(A 6:30 P. M. up to Oct. \$4th, inclusive, fo CHINA and JAPAN, via 18coma, those lete using at 6:30 P. M. up to Oct. 44th, inclusive, for despatch per steamship Tremont.

AUSTRALIA (except West), FIJI ISLANDS and NEW CALEDONIA, via Vancouver and Victoria, B. C., close here daily at 6:30 P. M. up to Oct. 4:10th, inclusive, for despatch per steamship Miowera.

TAHITI and MARQUESAS ISLANDS, via San Francisco, close here daily at 6:30 P. M. up to Oct. 4:21st, inclusive, for despatch per steamship Mariposa.

TO LET — MARGARET AND ELIZABETH,
CORNER VANDERBILT AV., STERLING
PLACE AND PLAZA ST., OPPOSITE MAIN
ENTRANCE TO PROSPECT PARK; A FEW
VERY DESIRABLE APARTMENTS, 7
ROOMS AND BATH; STEAM HEAT; HOT
WATER: HARDWOOD FLOORS; TILED
BATH; CAS RANGES; BEST OF JANITOR
SERVICE: PRICE \$37.50 TO \$65 PER
MONTH, THE CORD MEYER COMPANY,
62 WILLIAM ST., MANHATTAN; TEL.
1961 JOHN, OR JANITOR, 256 STERLING
PLACE, BROOKLYN; TEL. 541 PROSPECT. Oct. 421st, Inclusive, for despatch per steam-ship Mariposa.

NOTE.—Unless otherwise addressed, West Australia is forwarded via Europe, and New Zealand and Fhilippines via San Francisco—the quickest routes. Philippines specially addressed "via Canada" or "via Europe" must be fully prepaid at the foreign rates. Hawaii is forwarded via San Francisco exclusively. Transpacific mults are forwarded to port of salling dally and the schedule of closing is arranged on the presumption of their uninterrunted overland transit. {Registered mail closes at 6.00 P. M. previous day.

CORNELIUS VAN COTT, Postmaster.
Post Office, New York, N. Y., September 18, 1903. REAL ESTATE AT AUCTION.

L. J. PHILLIPS & CO., Auct'rs, THURSDAY, SEPT. 24TH, 1903. PARTITION SALE Broadway & 31st St. to 6th Ave. With frontage of 109 feet on 31st st., 62 feet 10 inches on B'way (forming N. W. cor.) and 30 feet 2 inches on tth ave., Nos. 1255-1250 B'way and 522-4 6th ave.

4-story business building on lot 25x92.
For maps apply to JOS. N. TUTTLE, Plaintiff's Atty., 346 Broadway, or the Auct'rs. 158 Blway. APARTMENTS TO LET-FURNISHED. FROM BATTERY TO 14TH ST., INCLU-

15 EAST 16TH ST.

A. AN elegantly furnished apartment to sublet, including meds for two, \$30 private bath, tele-phone: elevator, transients VAN RENSSELAER HOTEL, 17 East 11th st., near 5th av FURNISHED ROOMS TO LET.

Enst Side. I.—FURNISHED ROOM and private bath, \$10 per week; all conveniences; elevator; s cam heat, electric light; day and night service. Suite of room, dressing room and private ba., \$12 per week. THE ROLAND, 56 to 60 East 5s.h. Street. A. AN elegantly furnished apartment to subjet; including meals for two, \$30, pdvate bath tele-phone, elevator; transients, VAN BENSSELAER HOTEL, 17 East 11th st., near 5th av. 43D ST., 13 EAST, opposite Hotel Mannattan— Very desirable large front room, with private bath; telephone.

31ST ST, 17 EAST—Large, small rooms, single en suite: private bath; parlor floor; suitable doctor table boarders. PURCHASE AND EXCHANGE. CENTURY DICTIONARIES, other sets and books bought for east. Calls free at your home. MALKAN, Bookman, I William st. Tel. 1905 Broad, 74 Broadway, 6276 Cortlandt.

A -- Cash paid for contents houses, flats, pianos, carpets and antiques. LOWE, (13 University pl

PIANOS AND ORGANS. WATERS

pianos that we are now offering at Very Attractive Prices. Some are little used, others are second-hand, but all are in good condition and will be sold with privilege of exchanging for NEW WATERS PIANOS, if desired.

Upright Pianos, \$100 and up-

Payments only \$5 monthly.

HORACE WATERS & CO., 134 Fifth Ave., near 18th St. Harlem Branch (Open Evenings): 254 West 125th St., near 8th Ave.

PIANOS CIN THREE RENTED DIU MONTHS.

DELIVERED FREE OF CARTAGE For Month September Only.

ANDERSON & CO. 370 Fulton St., near Smith, Brooklyn.

SMALL PIANOS FOR SMALL ROOMS A usinty gem with full rich tone; complete as-sortment of Grands and Uprights; easy payments; rents applied on purchase. Catalogue free. Mathushek & Son, B'way.cor. 47th St.

Open Saturday and Monday Evenings.

JAMES & HOLMSTROM. 23 EAST 14TH ST. SMALL PIANOS for rent, magnificent tone; bar-gains in used Steinway, Chickering, and other standard makes. Easy payments; rents, \$8 up. GREAT VALUE-Upright, slightly used by artists, \$225; good upright, \$125. WISSNER, \$35 Fulton st., Brooklyn.

I HAVE A \$350 UPRIGHT PIANO, almost new for \$125; must sell. 1846 Myrtle av., near Hamburg av., Brooklyn, top floor. UPRIGHT, good condition; brilliant tone, \$100; taken in trade: \$6 monthly. WISSNER, 25 East

THE PLACE FOR PIANO BARGAINS IS JACOB BROS., 487 FULTON ST., BROOKLYN

HELP WANTED-FEMALES. BROADWAY HAIRDRESSING SCHOOL—Ladles wanted learn French, American hairdreasing manicuring, face, general massage, scalp treatment, chiropody, electricity, dermatology; State charter, diplomas, under college graduates; day, evening; ladles maids taught; positions, both sezes. Call, write, 1278 Broadway, 33d st. C. SUTHERLAND, principal, formerly with New York Hairdressing School.

BOOK FOLDERS-Good hands; also neat girl to learn. 75 John st. LADIES with liking for art to take our courses in illustrating for newspapers, magazines and advertisers. Day and evening sessions. Particu-lars. RUSKIN SCHOOL OF DRAWING, 2364th av.

HELP WANTED-MALES. HELP WANTED in every city and town, both sexes; good position; enclose Stamp for reply.

BEARS POWDER COMPANY, Scranton, Pa.

LUNCH MAN AND PORTER WANTED: ref-rences. SOUTHAMPTON, 190 West at.

MEN with liking for art to take our courses in illustrating for newspapers, magazines and ad-vertisers. Day and evening sessions. Particulars. RUSKIN SCHOOL OF DRAWING. 236 4th av. MAT CUTTER—Permanent position for good nan. BURR McINTOSH MONTHLY, 675 6th av. ROOFERS, CORNICE MAKERS and sheet metal ROOFERS, CORNICE MAKERS and sheet metal
workers to join new union, regularly formed and
recognized by Employers' Association of Roofers
and Sheet Metal Workers and Master Steam Fitters'
Association of New York. Initiation free until
Oct. 1; wages, \$4 per day; spiendid opportunity
for good mechanics to obtain steady employ ment
in best shops of Greater New York. Apply to
Association shops or Executive Committee, between 3 and 6 P. M. BUILDING TRADES CLUB,
Townsend Building, 1123 Broadway, New York.

Strong errand boy wanted. Apply Cedar Cliff Umbrella Co., 5 Sullivan st. UMBRELLAS—Experienced cutter for parasols and umbrellas wanted; steady work; good pay. Address GANS BROS., Baltimore, Md.

SITUATIONS WANTED-FEMALES. AMERICAN GIRL wishes situation as child nurse or lady's companion. C., box 174 Sun office NURSE offers services to party going to Europe easonable. M. E., 513 East 117th st.

SITUATIONS WANTED-MALES.

AS SERVANT to a gentleman, by a middle-aged man; good wages asked; references; advertiser has travelled in tropical climates; is strong, healthy and active. W. G., West End, N. J. PRINTER—All around; composition and job presswork; can take charge. STEADY, box 173 Sun office.

BUSINESS CHANCES.

FURNITURE BUSINESS—One of the most well-known furniture businesses in large city close to New York, for sale; established over 22 years; \$50,000 sales yearly; death of owner reason for selling; price, \$60,000; investigate this. For full particulars apply to McDONALD & WIGGINS, 257 Broadway. TRUCKING AND MOVING VAN BUSINESS

McDONALD & WIGGINS, 257 Broadway.

\$30,000 ADDITIONAL CAPITAL REQUIRED by large, well known manufacturing business, this-city, capital required to extend the business, which has been established a number of years; strictest of investigation courted. For further details apply to McDONALD & WIGGINS, 257 Broadway. \$30,000 CAPITAL REQUIRED by high-class prosperous importing business, this city; highest bank and commercial references given and required; most rigid investigation invited. For full particulars apply to McDONALD & WIGGINS, 257 Broadway.

\$350 BUYS GOOD PAYING RESTAURANT on McDONALD & WIGGINS, 257 Broadway. ADVERTISER'S COMBINATION LISTS of dai ADVERTISER'S COMBINATION LISTS of dailes, weedles and magazines sent free to mail order people; good lists from \$10 pmd upward; known business builders for beginners. R. GUENTHER, Advertising, 108 Fulton st., New York etty. "Phone, 995 John."

PATENTED mechanical amusement device for sale or partnership; capitalists, bankers, manelal standing Al proposition St. Louis Exposition Coney Island, etc., inspection claborate automatimodel invited. Other E. P. THOMPSON, 135 5th as

NOTICE TO MANUFACTURERS.

Mail catalogues, quote best prices to jobbers
OUTHERN STORE FIXTURE CO., incorporated

PRINTING modern prices right. Phone, 6538 J. 38th. MILLER & BAYLES, Printers, 700

AUCTION SALES. JOSEPH P. DAY. Auctioneer, will sell at pubmate auction, at the Real Estate Exchange, 181, Broadway N. V. City, on Thursday, Sept. 24, 1903, at 12 o'clock noon, a bond and mortgage for \$7,65, (second lem), covering premises situate at No. 2022, 2084, 2086 and 2001 Valentine Avenue, Boroug of Bronx, City of New York, and assigned to 1 Louis Jacobson on the 5th day of May, 1903, given as collateral security to a note for \$1,000 macby the Fidelity insurance Association to H. Louis Jacobson.

A -AN elegantly furnished apartment to sublet including meals for two, \$30, private bath, tele-phone; elevator; transients. VAN RENSSELAER HOTEL, 17 East 11th st., near 5th av.

ATTRACTIVE SUITES, single rooms with and without board, references. LELAND BOARD DRECTORS, 2 West 33d at.

BOARDERS WANTED.